

Joseph Elpers Subdivision

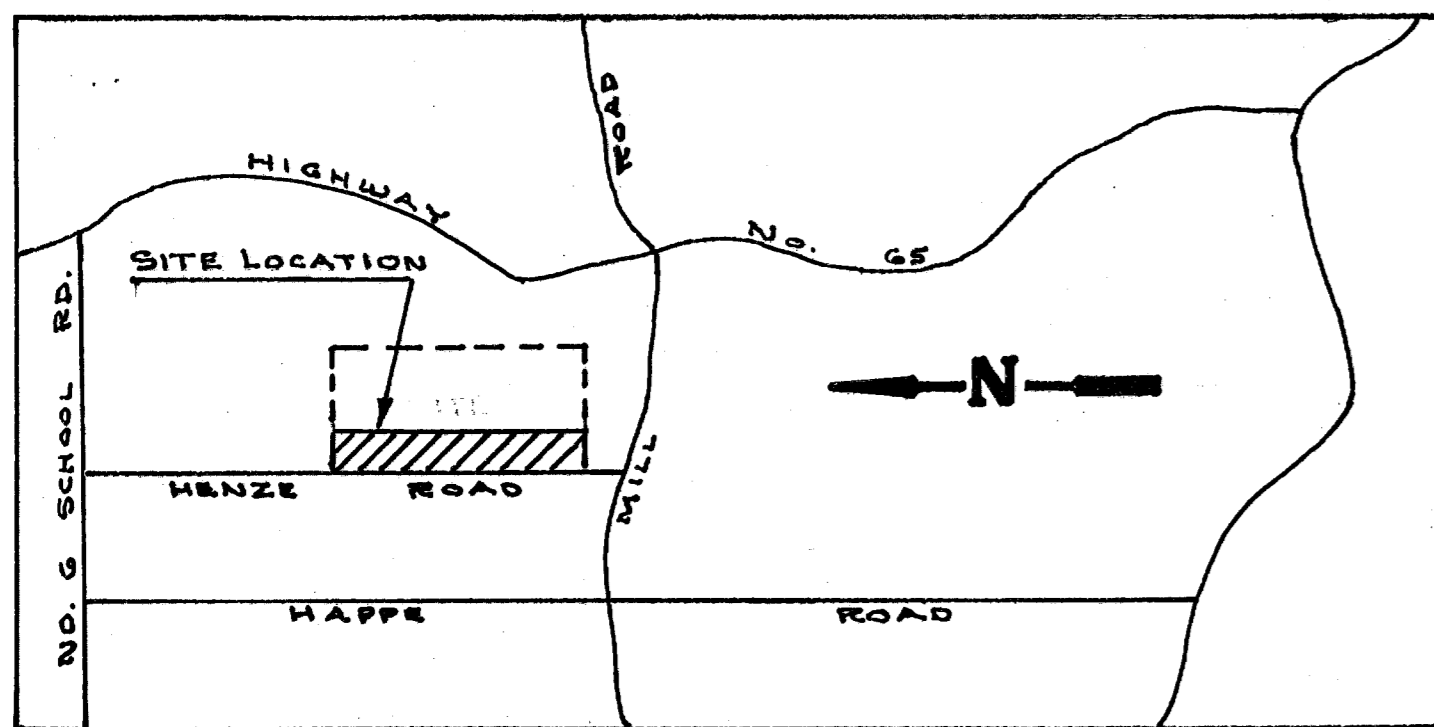
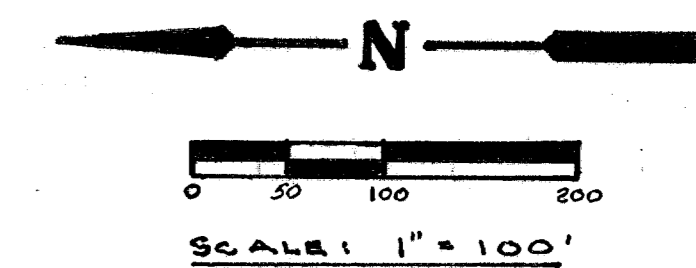
LEGAL DESCRIPTION

A SUBDIVISION OF PART OF THE EAST 1/2 OF THE S.W. 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 11 WEST, IN VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION, THENCE S 89° 40' 09" E ALONG THE NORTH LINE THEREOF FOR 393.0 FEET; THENCE 500° 06' 31" E FOR 155.0 FEET; THENCE N 89° 40' 09" W FOR 363.0 FEET; THENCE 500° 06' 31" E FOR 112.0 FEET; THENCE S 89° 40' 09" E FOR 363.0 FEET; THENCE 500° 06' 31" E FOR 112.0 FEET; THENCE N 89° 40' 09" W FOR 363.0 FEET; THENCE 500° 06' 31" E FOR 112.0 FEET; THENCE S 89° 40' 09" E FOR 363.0 FEET; THENCE 500° 06' 31" E FOR 1092.0 FEET TO A POINT WHICH LIES N 00° 06' 31" W A DISTANCE OF 103.40 FEET FROM THE SOUTH LINE OF SAID HALF QUARTER SECTION; THENCE S 21° 08' 04" W FOR 137.89 FEET; THENCE N 89° 40' 09" W FOR 343.0 FEET TO A POINT ON THE WEST LINE OF SAID HALF QUARTER SECTION WHICH LIES N 00° 06' 31" W A DISTANCE OF 63.11 FEET FROM THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION; THENCE N 00° 06' 31" W WEST ALONG THE WEST LINE OF SAID HALF QUARTER SECTION FOR 2588.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING A GROSS AREA OF 22.37 ACRES.

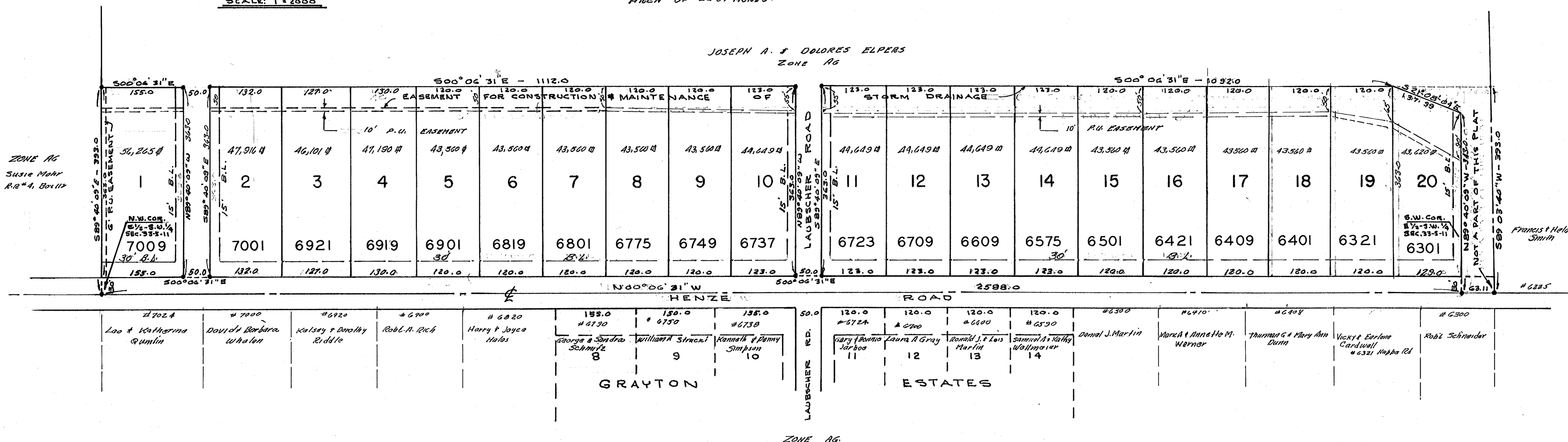
83-1919

RECEIVED FOR RECORD
 FEB 3 1983
 ESTELLA M. MOSS, RECORDER
 VANDERBURGH COUNTY



VICINITY MAP
 SCALE: 1" = 2000'

JOSEPH A. & DOLORES ELPERS
 ZONE AG



OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN HEREON, DO HEREBY PLAT THE SAME AND DESIGNATE IT AS JOSEPH ELPERS SUBDIVISION. ALL STREETS WITHIN THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. BUILDING LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT AND BETWEEN THESE LINES AND THE STREET RIGHT-OF-WAY THERE SHALL NOT BE ERECTED OR MAINTAINED ANY BUILDINGS OR STRUCTURES. STRIPS OF LAND SHOWN ON THIS PLAT AND MARKED "P.U. EASEMENT" ARE RESERVED FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF WATER, GAS, SEWER, TELEPHONE & ELECTRIC POLES, LINES, WIRES AND ANY OTHER TYPE OF UTILITY, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS SHOWN HEREON. NO STRUCTURE SHALL BE ERECTED OR MAINTAINED ON SAID STRIPS OF LAND AND OWNERS SHALL TAKE TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES IN THESE STRIPS OF LAND. OWNERS OF THE VARIOUS LOTS SHALL PROVIDE FOR THE MAINTENANCE OF THEIR LAND BY KEEPING THE GROWTH OF GRASS, WEEDS, AND BRUSH BELOW 18" IN HEIGHT. EASEMENTS SHOWN HEREON AND DESIGNATED AS "EASEMENTS FOR CONSTRUCTION & MAINTENANCE OF STORM DRAINAGE" SHALL BE KEPT FREE OF FENCES, TREES, SHRUBS, TOWNSHIP, AND BUILDINGS. THE LOT OWNERS SHALL PROTECT THE SIDE SLOPES OF THE DITCHES LOCATED UPON THEIR RESPECTIVE LOT IN SUCH MANNER TO PREVENT EROSION.

Joseph A. Elpers & Dolores F. Elpers, Husband & Wife

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND BY AN ORDINANCE ADOPTED BY THE CITY OF EVANSVILLE AND THE COUNTY OF VANDERBURGH, THIS PLAT HAS BEEN GIVEN FINAL APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA. AT A MEETING HELD ON August 4, 1982.

Paul E. Hestell, PRESIDENT
 Barbara L. Cunningham, EXECUTIVE DIRECTOR

PLAT RELEASE
 DATE JAN. 7, 1983

SURVEYORS CERTIFICATE

I, SAM BIGGERSTAFF, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME AND THAT ALL MONUMENTS SHOWN HEREON AND THEIR LOCATION, AND TYPE EXIST AS SHOWN. ALL LOT CORNERS ARE MARKED WITH IRON PINS.

SAM BIGGERSTAFF, C.S. IND. REG. NO. 9839
 DATED July 12, 1982

DULY ENTERED FOR TAXATION
 FEB 3 1983 - 83-2-453
 Alvin McBratton, JUDICIAL CLERK

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH
 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR WARRICK COUNTY, STATE OF INDIANA, PERSONALLY APPEARED JOSEPH A. ELPERS AND DOLORES F. ELPERS, THE OWNERS AND SUBDIVIDERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THIS PLAT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 6 DAY OF January 1983
 My Commission Expires July 14, 1986



L-169